

**CITY OF PARK RAPIDS
CITY COUNCIL MEETING
OCTOBER 8, 2013, 6:00 PM
Park Rapids Public Library-Lower Level
Park Rapids, Minnesota**

1. CALL TO ORDER: The October 8th, 2013 Regular Meeting of the Park Rapids City Council was called to order at 6:00 p.m. by Mayor Pat Mikesh, and everyone present recited the Pledge of Allegiance.

2. ROLL CALL: Present: Mayor Pat Mikesh, Councilmembers Dave Konshok, Rod Nordberg, Erika Randall, and Paul Utke. Absent: None. Staff Present: Administrator John McKinney, Liquor Store Manager Scott Olson, Treasurer Angela Brumbaugh, Facilities Maintenance Superintendent Chris Fieldsend, and Clerk Margie Vik. Others Present: Dick Rutherford, Jeff Coleman, Dave Collins, Tom Miller, and Nick Longworth from the Enterprise.

3. APPROVAL OF AGENDA: A motion was made by Utke, seconded by Nordberg, and unanimously carried to approve the agenda with the following changes:

**Remove Item #6.8. Approve Pay Request in the Amount of \$121,315.02 to Feldt Plumbing for Services Pertaining to the Red Bridge Project.
Add Item #8.3. Resolution of Support for the Heartland Trail Extension.**

4. APPROVAL OF MINUTES:

4.1. City Council Workshop Minutes-September 24, 2013: A motion was made by Nordberg, seconded by Randall, and unanimously carried to approve the September 24th, 2013 City Council Workshop minutes as presented.

4.2. City Council Regular Meeting Minutes-September 24, 2013: A motion was made by Nordberg, seconded by Utke, and unanimously carried to approve the September 24th, 2013 City Council Regular Meeting minutes as presented.

5. FINANCE:

5.1. Payables & Prepaids: A motion was made by Konshok, seconded by Utke, and unanimously carried to approve the payables in the amount of \$112,905.04, and the prepaids in the amount of \$119,524.05, for a total of \$232,429.09.

6. CONSENT AGENDA: A motion was made by Randall, seconded by Konshok, and unanimously carried to approve the following consent agenda items:

- 6.1. Approve Quote in the Amount of \$1,907.72 from Cummings NPower for Servicing Five (5) City Generators.
- 6.2. Approve Pay Request in the Amount of \$1,404.59 to Darchuk Fabrication to Repair and Reinforce the Snow Box Blade for the Loader for the Public Works Department.
- 6.3. Approve Bid in the Amount of \$6,314.27 from Lakeside Carpet to Replace the Carpet in the Park Rapids Public Library Basement.
- 6.4. Resolution #2013-154 Authorizing Proper City Officials to Execute the Paperwork to Certify Special Assessment for PID #32.23.01700.
- 6.5. Resolution #2013-155 Authorizing Proper City Officials to Execute the Paperwork to Certify the Special Deferred Assessments from the 2004 Fish Hook Lake/Deane Pointe Improvement Project for PID #32.14.02600 and PID #32.14.02700.
- 6.6. Approve Credit in the Amount of \$78.76 for Laura Henderson, 405 Park Avenue North, for Excess Sewer Charges on her Third Quarter Water/Sewer Billing.
- 6.7. Approve Pay Request #3 in the Amount of \$154,647.65 to Di-Mar Construction for Services Pertaining to the Water Treatment Plant.
- 6.8. *Removed from the agenda.*
- 6.9. Approve Pay Request in the Amount of \$28,914.65 to Ulteig Engineers for Services Pertaining to the Water Treatment Facility.
- 6.10. Approve Pay Request in the Amount of \$1,305.70 to Midwest Testing for Services Pertaining to the Water Treatment Facility.

END OF CONSENT AGENDA

7. COMMENTS FROM CITIZENS: Dick Rutherford questioned if the Parks Board has brought to the Council the request to put the Lions Club's fountain in Pioneer Park, the one that they had in Riverside Park. Has the Park Board done anything? Fieldsend stated it was discussed at the Park Board meeting. They felt they didn't want it in that park. Rutherford questioned what is the reason? Fieldsend stated you'd have to address them.

They decided that wasn't what they wanted for that park's image. Rutherford stated that's the only place that they offered to put it. Our Lions Club in Park Rapids does a lot for the community. The Council should consider looking into this further, and not just the Park Board. Konshok questioned did they have an alternative suggestion? Fieldsend stated they would have liked to put it in Depot Park because there is a playground there. Rutherford stated the Lions Club refused that. They want it where it will be visible and where less damage can be done to it. There was some research done this summer regarding fountains in all the parks. One of the biggest requests was for a fountain in the downtown park. Now you're offered one. Just remember how many Lions Club members you have in Park Rapids. Konshok questioned can we have a Lions Club member attend the next Park Board meeting? Fieldsend stated the next Park Board meeting is on Monday, October 14th. Rutherford stated I'm not a Lions Club member. This topic was brought up at a couple of meetings that I did attend. They think that the Park Board should go along with what the Lions Club offered. Mikesh stated staff and the Park Board need to talk to a Lions Club member to hash something out between them.

7.1. Presentation of Conceptual Plan for the Old Water Tower by Jeff

Coleman: Jeff Coleman stated I've been working on a project for the old water tower for about three years now. I decided to show you my presentation so you'd have a sense of what I'm trying to do. Coleman started a video entitled "The Water Tower". The video outlined how the tower could be turned into an observation tower, gift shop, lounge, a place for catered gatherings, conferences, with a sky line view of the Park Rapids area.

Coleman stated the tower is one hundred feet above the ground. He presented a model of the remodeled tower. The idea is to make something that is going to highlight the community and all of the other businesses that are here. There will be an elevator in the center of it. In the tower itself are two spiral staircases to be used as a fire escape. There would be open area on top, except for a small lounge. Down below, there would be a theatre showing the construction process of the tower. We would take a grain bin and with a crane set it on top. This process will be amazing. It will be filmed and aired over the internet. People will be interested to come to Park Rapids even before it's completed. The gift shop will have curios from the water tower itself and would be used as a satellite shop for the businesses downtown. It will showcase what they have in their stores and identify where they could go to get additional goods. The idea is for people to come in, be attracted here, come up and look onto the downtown. The view from the top of the water tower shows you all the businesses, the hotels, the grocery stores. We'll give them a map illustrating all of those locations so they'll know where to go to take care of all of their needs.

Coleman stated I spent the last three years working to see if it can be done. Other than knowing the foundation, the concrete strength and the rebar placement, I'm confident that it can be done. I've come here to see if the city would like something like this. If I don't have your support there's no sense in going forward.

Utke questioned what kind of support are you looking for from us, just generally speaking if we like the idea? Coleman stated not financial by any means. I think it should be owned by the city, but that may be down the road one day. It's the kind of thing that I think will put Park Rapids on the global map. If the Council is behind it, then all the hoops that I can already see that I'm going to have to jump through to do it would make it a little easier. That's mainly what I was hoping for.

Utke questioned do you currently own the water tower? Coleman stated no, the county does. They said it's available to be owned with some contingencies, which I am working through. Utke stated I knew some names that were attached to it previously, but I didn't know if you were a new owner. Coleman stated the beginning of this summer was the plan, but they had it on the county auction properties, but then they pulled it out for possible future use for parking in that area. That's in the works there also. They said it could be obtained quite easily, but it would be based on some other things, and testing is the main one. Without any plans whatsoever, I measured the whole thing, and I have the drawings on paper, but the foundation has to be dug up, core samples taken, and the rebar x-rayed. I'm pretty certain it's substantial to do what I'm talking about. The tower was originally designed to hold two million pounds of water plus the weight of itself. This plan is one-third of that. The wind is involved. It comes through at one-hundred miles an hour right in that area. That would all have to be engineered and calibrated. I still think it's a sound structure and can handle all that.

Coleman stated I've been remodeling for forty-five years. I've studied architecture at North Dakota State. I've been involved in residential and commercial remodeling for quite a while. This is an exciting project that I saw while driving into town. Utke stated it's a unique idea that people would like to visit. Coleman stated I think it would attract people from everywhere. They would come, stop in, take a ride, see what's around the area, and learn about the history of the area from photographs. From there it's a block and a half to downtown.

Nordberg stated it's an interesting concept. I've heard about a restaurant at the top for some years. It's not completely new. I'm not shocked. It's nice to see it this far. Do you have any kind of a schedule, goal, or timeline? Coleman stated my goal is to put all the numbers together this winter and start acquiring people. I have a couple of interested parties right now. That's the next step. I've contacted a couple of places in Walker in terms of conferences, weddings, anniversaries, to get a sense of what their expenses are. And then compare this to that. I know it can happen. There's a certain amount of money that is needed for that testing. That's a thing that I have to take care of. Once that's done, I think people will flock here if they're going to vacation in the Midwest they will for sure want to come through Park Rapids to see this, and then you'd have them.

Nordberg questioned do you think there's enough parking on the lot now for what you expect? Coleman stated we can get fifty cars, but for the amount of cars that I'm hoping to come through there could be more needed. There are adjacent properties on that block, and I've heard that the farmer's market needs a permanent place. There's starting to be plan which is presenting itself.

Nordberg questioned the thought would be to own the lot so the whole development is privately owned at the beginning? Coleman stated that's what I'm thinking. Mikesh stated I felt we should all hear this at one time. We needed to inform him that if he's looking for money to help out we probably won't be able to do much about that. The Council thanked Coleman for his presentation.

8. GENERAL BUSINESS:

8.1. Resolution of Interest and Support and Authorizing Further Discussions and Support for the Park Rapids Community Corporation Armory

Project: Tom Miller stated we are asking the city administrator to seek authority to get some background information to support data for the eventual request that may come to it to participate in this project. Everyone knows that a lot of work has been done on the armory. We're seeking a substantial sum of money from state bonding. A bus load of state legislators came here and went through the armory. They were favorably impressed. They were on a tour of a number of towns in the northwest corner of Minnesota. All of which are seeking support. We assume that all of them are not going to be met with a favorable answer. We don't have an idea of whether or not we're going to get funds from the state. But we think there is room for optimism here. In order for that to come about, if the state were to look favorably on this project, it's our understanding that at some point they would require the city to own the property. It's also our understanding, the Upper Mississippi Center for the Arts, that the city has no funds to put into this, and would take title to this only if there were absolute assurances that this would not drag them into a financial commitment down the road. It seems like a tall order, but we think that we can do that. We believe there is a path forward. There are many go and stop points along that path. To stand here tonight and give you a complete plan for getting from point a to point z is premature. If you want me to go into more detail about how that might come about I can, but right now we would be asking you to at least give the city administrator the opportunity to discuss with us various options to move this plan along. We do think there is a good chance of getting the full amount of funding needed to complete the armory, outfit it for a multi-purpose arts center, and also to pay off the existing obligations to the current owner.

McKinney stated as this thing has evolved it's become apparent that at some point the city is going to be asked to participate in some fashion or another. I made it clear to the developers that I had not received any authority from the Council, nor had you been requested that staff get involved in this matter. That prompted the letter to you. The resolution simply authorizes investigation to be in a position to do more. There are a lot of possibilities for some very complex financing here, about which the city certainly would want to have adequate background before they concurred with participating, so this doesn't all come down with no time to act. That's the reason for the action now.

Nordberg stated I think the armory is important to the city. It's been important for years. The Council has already dealt with the armory over the past few years through development agreements, loans. The business community believes it's important, so I think that giving McKinney the authority to represent us in asking questions is a good step.

A motion was made by Utke, seconded by Nordberg, and unanimously carried to approve Resolution #2013-156 A Resolution of Interest and Support and Authorizing Further Discussions and Support for the Park Rapids Community Corporation Armory Project.

8.2. Update on Red Bridge Relocation: Chris Fieldsend stated we talked before about where to place the bridge, but no decision was ever made. We were waiting to see if it could be moved or not. We had a pre-construction meeting and the contractor believes that he can move it anywhere we want it without damaging it. We need to decide where, if it's going into that park. We can move it a little, but we're not going to be able to move it to a different park. McKinney stated when it was last before the Council we didn't even know if it could be moved. We now are another step on the way in that it can be moved within some limitations. The Park Board has proposed the location as illustrated in the packet. Fieldsend stated based on the public input, this is where they'd like to see it.

Konshok stated they've taken a look at it and they've said they think they can move it. Has anybody, Ulteig or the contractor, looked at what it's going to require as far as the foundation? Fieldsend stated I believe they were going to set it on pads and it would be up to the city to have our engineer look at it to make sure it's braced correctly, especially if you plan on having people walk over it. Once it gets moved then we can figure that out. I believe it will be in one piece. Konshok stated the problem at this point is that there aren't any pads and we're getting to the end of the season when you can pour pads. Fieldsend stated the contractor said something about putting them on blocks. He was going to set the ends on something that he knew would hold it until we decide what we were going to do with it.

Randall questioned isn't that exposing it to be damaged? Fieldsend stated the whole park will be closed off until spring. I hope we'll know what to do with it by then. McKinney stated this will be a construction site. Fieldsend stated the bridge will be gone. There will be no bridge there through the winter. The whole park will be shut off. Konshok questioned are they planning on moving it soon? Fieldsend answered yes. The contractor is starting on the 14th setting their stuff up. They'll move the bridge right away. Randall questioned how is the park being closed off? Fieldsend stated it will be barricaded starting where the beach house is. The other end will be water. The DNR and the contractor are responsible for blocking it off so nobody goes there. They don't want anyone going into the river. Randall stated I see people going around the barricades and going into the river.

Rutherford questioned who is footing the bill for these footings? Fieldsend stated the footings for the Red Bridge would be the city's responsibility. Rutherford questioned do they realize how far down they are going to have to go and how far it is to water? These footings are not going to be cheap. This is a white elephant. It will need maintenance down the road. Somebody has to take care of it. Randall stated the city is being asked to take care of it. Dave Collins stated I got a call this afternoon from Wadena wanting to know if the city is interested in selling the bridge to them. Randall stated the bridge is not for sale.

Utke stated for the time being it could be moved over and just set in the area that is proposed to get it out of their way. Fieldsend stated that is what they are going to do. Mikesch stated the first thing is to see if it makes it to that point. They think they can, but who knows once they lift it. Konshok stated the public comments that we got at the meetings is that there is strong support for trying this. As an engineer, I will say it's an attempt. I don't have any doubt that it's probably going to move pretty well. It is going to require footings. I don't think they'll be ridiculously sized. It's not that large of a structure once you start moving it around. I've worked with a lot bigger structures than that. My concern is the timing. You're taking it out now but we don't have time to pour concrete footings and let them cure properly before setting it on there. Now you're going to have a temporary placement and then we'll have to move it next spring onto a permanent foundation. That's not ideal but that's what we have to do construction-wise.

Nordberg questioned it won't be in their way for construction? Fieldsend stated no, they thought that was fine. Konshok stated they are primarily accessing their site from the other side. Fieldsend stated no, the way he talked they were going to push the bridge from this end, across. Hopefully, float it, if not, then push it across the ice. Mikesch stated there is no ice there. McKinney stated this is a DNR contract, not a city contract. Konshok stated for that section of the river, the ice is not solid. Fieldsend stated he asked if the ice freezes there, it doesn't, but once they widen it, maybe it will.

McKinney stated this is an update on what had been an unanswered question. Fieldsend stated I don't want it up on the crane and then we don't know where we're going to set it down. I'd like some direction from you that this is where you want it. Konshok stated this is the recommended site from the public meetings held by the Park Board.

8.3. Resolution of Support for the Heartland Trail Extension: Nordberg stated currently the only commitment the city has made is something that is happening with Dan Walker. He has been attending these meetings for the Heartland Trail extension, or spur, to Itasca Park. This is a DNR project. One of the reasons for the timeliness of this, is that it will be presented to the Senate Capital Improvement Committee at the end of October by the DNR and the committees involved. I request consideration and approval of this resolution of support from the Council.

McKinney stated this resolution is similar if not identical to a resolution that was presented to the County Commissioners this morning with the same request. Utke questioned this is the same issue that Walker has been attending meetings for? Nordberg answered right. There was a public meeting at Northwoods Bank a few days ago that showed some potential trail routes. The specific route has not been chosen other than to say it probably won't be west of Highway 71, but there are other potential routes from Emmaville. They have asked for public input. Konshok stated I attended a few meetings on this. The history is, in the spring the committee pushed for and got the DNR commissioners approval to press ahead with this planning portion. The DNR planners have been doing their part to map it out and it involves several different options with the DNR at the state level. They are now getting to the end of that process, and getting ready to put it in as part of their package for all the projects across the state that they present preliminarily to the legislative committees in the fall, with the idea of action being taken on it in the spring. This is a good thing. It means we're on the DNR's list.

A motion was made by Nordberg, seconded by Konshok, and unanimously carried to approve Resolution #2013-157 A Resolution of Support for the Heartland Trail Extension.

9. CITY ADMINISTRATOR UPDATE: McKinney stated there will be a public hearing at our next meeting on the CIP. You have already seen it. If you want to make comments or changes to me prior to that, or at the meeting, you have the opportunity. Hopefully we will be in a position to then adopt the plan at the meeting. Nordberg questioned is this the same as the levy which can go down but not up? McKinney stated no, this is for the most part, projects or purchases you plan to do in the next five years, but they aren't officially underway until you say so. If you're going to change anything, allow us the time to get the work done.

Nordberg questioned the listing on the library/city hall improvements is on the wish list but not on a specific year? McKinney stated that's correct. After five years it shows up. Nordberg questioned what would happen if I asked to have it moved up? McKinney stated I'd be happy to entertain that, but I don't have the authority to move it, the Council does. Every year we bring to you a redo of the five years on the CIP. If you want to make a change now, that's fine. When you take something off the future list and put it on the current list, we need to figure out how to fund it. Brumbaugh stated we did change the numbers on the projects by about 10% just for inflation. We also got some new

amortization schedules from our bond consultant, Monte Eastvold, for the Council to look at. Any bond funding for a library or city hall is the type of bond that would require a referendum. The residents would have to vote on that. Konshok questioned what is driving that? Brumbaugh stated because the bond is not paid for with assessments. There is no revenue stream to pay the bond back. It's a different type of bond.

McKinney stated on the 15th the bargaining committee is meeting starting at 9:00 a.m. with representatives from the Teamsters Union for the police and public works employees. The employees in the AFLCIO union have met, but we have not heard their proposal yet.

10. DEPARTMENT HEAD UPDATES: Olson stated staff is almost done with the store cleaning project. The illness bug has struck the staff this past week.

Fieldsend stated I'm working on the Red Bridge Project. They will be starting construction next week on our side of the river. They will close the whole area down. Once the bridge is gone they will be rerouting the snowmobile trail out to the highway across the trestle bridge. The snowmobiles will have to go down our sidewalk, on the north side of Highway 34, on the old Riverside Park property and then back. That area won't be plowed next winter. The snowmobile club will be in charge of signing all of that. The garage door that got hit by the truck will be fixed next week.

Fieldsend stated I talked to Paul Larson about the ice rink in Depot Park. He doesn't want to do it anymore because it's a lot of work for him and he didn't get many volunteers. I'm going to take the whole thing to the Parks Board to see how they want to handle this, maybe try to get some more volunteers. He had also talked to Dan Walker about putting a warming house there. Walker restricted him to a shed building. We may have to look at something bigger, for which we'd have to get a variance from the Council for that. There was a hockey and a regular ice rink there. He was putting the ice rink up and down every year and it got to be too much work for him. I've talked to him, and he said he would help me but he didn't want to do it alone.

Nordberg questioned did the hockey association ever bring people over and get involved? Fieldsend stated he started it so the hockey association wouldn't be involved so people who weren't involved with the hockey association could use that rink. He and his son are the only ones that actually did any work on it. Randall stated if you get the hockey association involved they're going to want to be holding practices out there. Rutherford stated they want it for free skating so the little boys and girls can skate and have fun. Fieldsend stated there was one side for free skating and one side for hockey, but people also used it for broomball. Mikesh stated I hope they can find some people to pitch in. There was a lot of use on that ice last winter. It's good for the little kids to go out and play around. Fieldsend stated it will be brought to the next Parks Board meeting.

11. MINUTES/REPORTS/INFORMATION: There were no comments.

12. COMMENTS FROM COUNCIL: Mikesh stated we had many discussions about buying this fire truck. We sent a group of guys down to look at it. The truck was more than what we expected. We abused it for two solid hours with the pump going, and the aerial

going up and down. It was above and beyond what we thought we were getting. The next day we ran the pump again to make sure it was solid. They showed us all of the certificates from testing. It had a 715 gallon per minute pump on it, which is bigger than the ones we have. We made the deal and told them this is the one we wanted. We loaded our stuff and headed out. We made it five miles and it blew up. It was bought as is. We had it towed back. We talked with them. They thought it might be something simple, but he had to wait for his mechanic to check the truck. It dropped an ejector tip into the motor which hammered out the seventh cylinder. They felt terrible about it and decided to issue our money back in full. They didn't have to do that. There are some great people out there.

Mikesh stated I told them the deal wasn't closed. We would like the truck, but if they're going to just patch it together we don't want it, but if they'll rebuild the complete engine, maybe we can work something out still. We're not stuck with a truck that is no good. It's a good thing that it happened there because we thought about shipping it to us. If it would have happened once it got here they would have washed their hands of it and we would have been \$50,000.00 in the hole. Utke stated we would have been out an engine. Mikesh stated yes, which is another \$8,000.00. Right now I'm proposing to let them rebuild it and pitch in for half of the repairs, and then have it shipped here. We're still trying to find out what they're going to do with it. Utke stated if they fix it right, we'd still have a very good truck at that price. Mikesh stated right. It's an eight cylinder screaming Detroit 892 engine, which is very powerful. This surprised their mechanic, and ours as well.

Nordberg questioned what was the offer on the truck? Mikesh stated we offered \$46,050.00, plus the commission. Nordberg stated that's still way below our CIP budget. It was more truck than you expected, even with the repairs it might be a deal. Mikesh stated we still have communications open. If they are going to completely overhaul it, we're still interested. Nordberg questioned did you do all of the training that you planned on? Mikesh stated yes we did, for a total of three hours. They gave us spare parts and tires. They were very nice people to work with and they were very sympathetic about what happened. Nordberg questioned did you find out if it would fit in our garage? Mikesh stated by the measurements, it will fit.

13. ADJOURNMENT: A motion was made by Utke, seconded by Randall, and unanimously carried to adjourn the meeting at 6:55 p.m.

[seal]

Mayor Pat Mikesh

ATTEST:

Margie M. Vik
City Clerk